

**CITY COUNCIL
ATLANTA, GEORGIA**

01-2 -0418

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY CARVER REDEVELOPMENT, LLC, IN CONJUNCTION WITH THE ATLANTA HOUSING AUTHORITY, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE CARVER HOMES REDEVELOPMENT PROJECT PHASE II, A 66-UNIT APARTMENT COMMUNITY LOCATED AT 140 MELDON AVENUE, SW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Carver Redevelopment, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Carver Homes Redevelopment Project Phase II, a 66-unit rental, apartment community located at 140 Meldon Avenue in SW Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of Carver Homes Redevelopment Project, is located within census tract 55.02 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a redevelopment area, linkage community and a community development impact area; and

WHEREAS, Carver Homes Phase II has received a housing enterprise zone designation by the Atlanta City Council; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – Y has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Carver Redevelopment, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorsed the application by the Carver Redevelopment LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the Carver Homes Redevelopment Project Phase II.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

**ADOPTED by the Council
APPROVED by the Mayor**

APR 02, 2001
APR 10, 2001

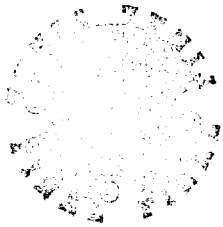


EXHIBIT A CARVER HOMES REDEVELOPMENT PROJECT PROJECT SUMMARY

Carver Redevelopment, LLC, proposes to construct a 66-unit, mixed-income apartment community (Phase II) located on Meldon Avenue in Southeast Atlanta. The proposed project is being developed in partnership with the Atlanta Housing Authority.

- ☐ Housing Enterprise Zone (new construction)
- ☐ Redevelopment of Carver Homes public housing community (previously a 900+ unit community)
- ☐ This project is vital to the revitalization of the Pryor Road Corridor, and is a project recommended in the approved redevelopment plan.
- ☐ Proposed project will consist of 9 acres (Phase II)
- ☐ Intent:
 - a) provide affordable housing
 - b) provide the area with critically needed new housing development
- ☐ Phase I: new construction of 220 multi-family units currently under construction. First units available June 2001.

Phase II

- ☐ Construction Commencement: 11/2001
- ☐ Construction Completion: 11/2002
- ☐ Proposed project will cost approximately \$6,200,000

Housing Type: There will be 48 townhome units, two and three bedrooms, with respective square footage of 1,300 to 1,450. There will be 18 – two bedroom garden apartments with square footage of 890 to 950.

City of Atlanta Local Government Support

- ☐ With the approval of Enterprise Zone designation, the City will contribute approximately \$189,168 through a 10-year tax abatement.
- ☐ The City will contribute \$1,177,492 via tax exemption for public housing units for 30 years under an agreement with the Atlanta Housing Authority.

Total Local Government Support: \$1,366,660

RCS# 2775
4/02/01
2:17 PM

Atlanta City Council

Regular Session

CONSENT

Pages 1 thru 13

SEE ATTACHED LISTING OF
ITEMS ADOPTED/ADVERSED
ON CONSENT AGENDA

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Unanimous

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	B Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

ITEM (S) REMOVED FROM
CONSENT AGENDA
01-O-0345
01-O-0526
01-R-0541

CONSENT

04/02/01 Council Meeting

**ITEMS ADOPTED ON
CONSENT AGENDA**

1. 01-O-0225
2. 01-O-0534
3. 01-O-0528
4. 01-O-0539
5. 01-O-0530
6. 01-O-0531
7. 01-R-0527
8. 99-R-2071
9. 01-R-0368
10. 01-R-0481
11. 01-R-0536
12. 01-R-0537
13. 01-R-0550
14. 01-R-0484
15. 01-R-0485
16. 01-R-0486
17. 01-R-0487
18. 01-R-0293
19. 01-R-0425
20. 01-R-0457
21. 01-R-0418
22. 01-R-0483
23. 01-R-0549
24. 01-R-0500
25. 01-R-0501
26. 01-R-0502
27. 01-R-0503
28. 01-R-0504
29. 01-R-0505
30. 01-R-0506
31. 01-R-0507
32. 01-R-0508

**ITEMS ADVERSE
ON CONSENT AGENDA**

33. 01-R-0509
 34. 01-R-0510
 35. 01-R-0511
 36. 01-R-0512
 37. 01-R-0513
 38. 01-R-0514
 39. 01-R-0515
 40. 01-R-0516
 41. 01-R-0517
 42. 01-R-0518
 43. 01-R-0519
 44. 01-R-0520
 45. 01-R-0521
 46. 00-R-1361
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01- R -0418

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BY: COMMUNITY DEVELOPMENT/HUMAN
RESOURCES COMMITTEE

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LLC, IN CONJUNCTION WITH THE
ATLANTA HOUSING AUTHORITY TO THE
GEORGIA DEPARTMENT OF COMMUNITY
AFFAIRS FOR LOW-INCOME HOUSING
TAX CREDITS TO CONSTRUCT THE
CARVER HOMES REDEVELOPMENT PROJECT
PHASE II, A 66-UNIT APARTMENT
COMMUNITY LOCATED AT 140 MELDON
AVENUE, SW ATLANTA: AND FOR
OTHER PURPOSES

ADOPTED BY

APR 0 2 2001

COUNCIL

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred

Referred To:

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)
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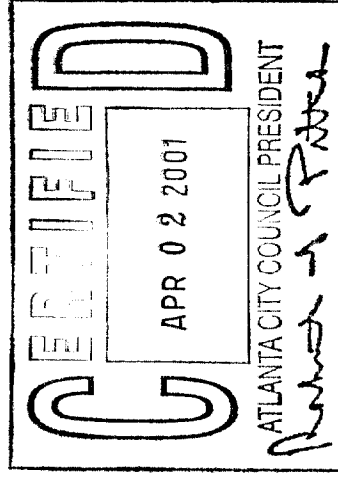
COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED



CERTIFIED
APR 0 2 2001

Richard A. Patten
MUNICIPAL CLERK

MAYOR'S ACTION

APR 1 0 2001

MAYOR